003.0	0005	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,023,200	/	1,023,200
USE VALUE:	1,023,200	/	1,023,200
ASSESSED:	1,023,200	/	1,023,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56	-58	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDRUS EMILY &
Owner 2:	OLOUGHLIN PATRICK JAMES
Owner 3:	
Street 1:	PO BOX 17172
Street 2:	
Twn/City:	SALT LAKE CITY
St/Prov:	UT Cntry: Own Occ: N
Postal:	84117 Type:

PREVIOUS OWNER

Owner 1:	MCKEW JOHN C/ETAL -
Owner 2:	MAYS MARGOT L -
Street 1:	16611 SUGARLAND ROAD
Twn/City:	BOYDS
St/Prov:	MD Cntry:
Postal:	20841

NARRATIVE DESCRIPTION

This parcel contains 4,967 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2640 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4967.000	563,300	4,700	455,200	1,023,200
Total Card	0.114	563,300	4,700	455,200	1,023,200
Total Parcel	0.114	563,300	4,700	455,200	1,023,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.58 | /Parcel: 387.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0005-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	563,800	4700	4,967.	455,200	1,023,700	1,023,700	Year End Roll	12/18/2019
2019	104	FV	408,500	4700	4,967.	483,700	896,900	896,900	Year End Roll	1/3/2019
2018	104	FV	408,500	4700	4,967.	352,800	766,000	766,000	Year End Roll	12/20/2017
2017	104	FV	383,900	4700	4,967.	307,300	695,900	695,900	Year End Roll	1/3/2017
2016	104	FV	355,800	4700	4,967.	261,700	622,200	622,200	Year End	1/4/2016
2015	104	FV	318,400	4700	4,967.	256,100	579,200	579,200	Year End Roll	12/11/2014
2014	104	FV	318,400	4700	4,967.	210,500	533,600	533,600	Year End Roll	12/16/2013
2013	104	FV	330,800	4700	4,967.	200,300	535,800	535,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 348

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKEW JOHN C/ET	65752-108		7/17/2015		745,000	No	No		
MCKEW JOHN C/ET	29443-141		11/30/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2016	433	Manual	5,500					ADD LAUNDRY TO 3RD
3/15/2005	156	New Wind	12,650					
4/27/2004	255	Porch	35,428	C		G6	GR FY06	REPL W/3 STY + HST
3/4/1999	106	Manual	12,000					REPLACE PORCH
4/3/1998	168	Manual	2,500					REROOF 1/2 HOUSE+G

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2019	Mail Update	MM	Mary M
8/2/2019	Mail Update	JO	Jenny O
8/31/2017	MEAS&NOTICE	HS	Hanne S
6/29/2016	Sales Review	PT	Paul T
5/21/2009	Measured	189	PATRIOT
10/12/2005	Fieldrev-Chg	BR	B Rossignol
3/2/2005	Permit Visit	BR	B Rossignol
10/16/1999	Inspected	264	PATRIOT
9/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4967		Sq. Ft.	Site		0	80.	1.15	1									455,208						455,200	

PRINT

Date	Time
12/10/20	16:09:43

LAST REV

Date	Time
08/28/19	15:19:49

mmcmakin

User Acct

3490

GIS Ref

GIS Ref

Insp Date

08/31/17

!348!

USER DEFINED

Prior Id # 1:	3490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.11403	Total SF/SM:	4967	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	455,208	Spl Credit		Total:	455,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04772723
Const Adj.:	0.93100190
Adj $ / SQ:	165.824
Other Features:	133500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631488
Depreciation:	68201
Depreciated Total:	563287

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	5	2	
Totals			
2	13	5	

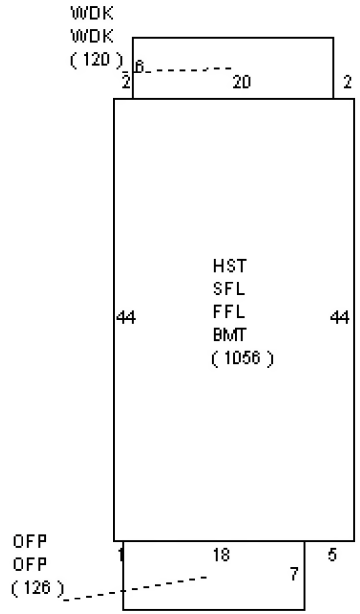
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.82
Special Features:	0	Val/Su Net:	134.50
Final Total:	563300	Val/Su SzAd	213.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	49.750	52,533
FFL	First Floor	1,056	165.820	175,110
SFL	Second Floor	1,056	165.820	175,110
HST	Half Story	528	165.820	87,555
OFP	Open Porch	252	21.460	5,407
WDK	Deck	240	9.470	2,272

Net Sketched Area:	4,188			Total:	497,987
Size Ad	2640	Gross Are	4716	FinArea	2640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

003.0-0005-0022.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	19X19	F	AV	1925	21.71	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700